

RESTRICTIVE COVENANTS FOR PARKWAY VILLAGE

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2010, at which time said covenants shall extend for successive periods of ten years, unless by a vote of the majority of the then owners of lots it is agreed to change the said covenants, in whole or in part. If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, and either prevent him or her to recover damages or other dues for such violations. Invalidity of any of these covenants by judgment or court order shall in no wise effect any of the other covenants, which shall remain in full force and effect.

1. All lots in this subdivision shall be for residential use only and no lot shall be re-subdivided into smaller lots.
2. No structure shall be erected, altered, placed or permitted to remain on any lot other than a single family dwelling.
3. No fence, either temporary or permanent, shall be placed on any lot which will be closer to the street than the front minimum building line. Except that it shall be permissible to erect a fence from the house to the side line immediately in front of the rear entrance door. No chain link or barbed wire fences will be permitted along any of the lot lines.
4. No trailer, basement, tent, shack, garage, barn or any out-buildings erected in the subdivision shall at any time be used as a residence, either temporarily or permanently. No noxious or offensive trade, mechanical maintenance repairs or activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No trucks larger than a one ton size will be allowed to park in the subdivision or a lot or in the street within the subdivision.
5. No signs will be allowed in the subdivision larger than 5 square feet in area.
6. The total minimum heated area of any one-story residence in the subdivision, exclusive of garages, open porches, or carports, shall be not less than 1600 square feet, ...and not less than 1850 square feet for 1 1/2 and 2 story houses. All 1 1/2 and 2 story houses must have a minimum of 1200 square feet of heated area on the ground floor.
7. There is a 35 foot minimum front yard set back for the lots, a 30 foot minimum rear yard set back, and there shall be provided two side yard set back, one having a minimum of 8 feet; however, the sum of the widths of both side yards shall be 20 feet. There is a five foot utility easements along the side lot lines and 10 foot easements along the front and rear lines of each lot.
8. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lots, except that dogs, cats and other pets may be kept, provided that they are not kept, bred, or maintained for commercial purpose. A proper pen, and or shelter shall be provided for such animals, and the owner will be totally responsible for pets not disturbing or offending others.
9. All buildings in the subdivision shall be required to meet all local minimum building codes of the City of Hernando. All construction shall be required to be completed within 18 months from the date of the beginning of the construction. All houses must have a double garage or carport attached to the main single family dwelling.
10. No radio or television transmission or receiving towers or antennae more than 10 feet above the roof of the house shall be permitted except that the Subdivider reserves the right to waive this restriction. Any such waiver shall be binding only if evidenced by a written instrument duly executed by said Subdivider.
11. The owner of the subdivision reserves the right to review the plans for all structures that are to be built in the subdivision. The owner of the subdivision must approve or disapprove, in writing, within 20 days the plans submitted. If the lot owner whose plans are to be approved does not receive this written approval or disapproval within said 20 days, the lot owner will deem the plans approved and proceed with construction. At such time as the owner sees necessary he will appoint an Architectural Control Committee to review the plans as stated above.

OWNERS CERTIFICATE

We, H S B & G CORPORATION, a Mississippi Corporation, owners of the Subdivision hereon, hereby adopt this as our plan of subdivision and dedicate the rights of way for the streets as shown on the subdivision plat to the public use forever and to the City of Hernando, and reserve the utility easements for the public utilities. We certify that we are the owners in fee simple of the property and no taxes have become due and payable. This the 21st day of November 1983.

H S B & G CORPORATION

By: A. J. SAUCIER - President

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, A. J. SAUCIER, President of H S B & G CORPORATION, who acknowledged that he signed and delivered the above and foregoing OWNERS CERTIFICATE for and on behalf of said Corporation and in his capacity as President of said Corporation, he being first duly authorized so to do, as the free and voluntary act and deed of said Corporation for the purposes therein expressed and on the day and date mentioned therein.

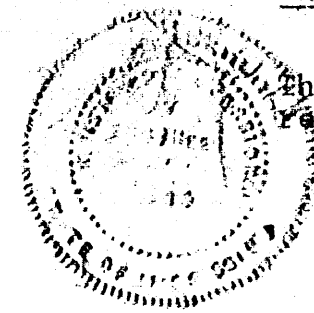
GIVEN under my hand and official seal of office, this the 21st day of November, 1983.

MY COMMISSION EXPIRES:

January 2, 1984

H. G. FERGUSON, DeSoto County Chancery Clerk and Ex-Officio Notary Public

CERTIFICATE OF SURVEY



This is to certify that I have surveyed the property and that the plat of subdivision represents that survey.

J. P. Lauderdale P.E.
J. P. Lauderdale P.E.

APPROVED BY THE HERNANDO PLANNING COMMISSION ON THE 27 DAY OF Oct., 1983.

Kay A. Smith
Chairman

APPROVED BY THE MAYOR AND BOARD OF ALDERMAN ON THE CITY OF HERNANDO ON THE 4th DAY OF November, 1983.

City Clerk: James L. Liley

Robert E. Douglas
Mayor

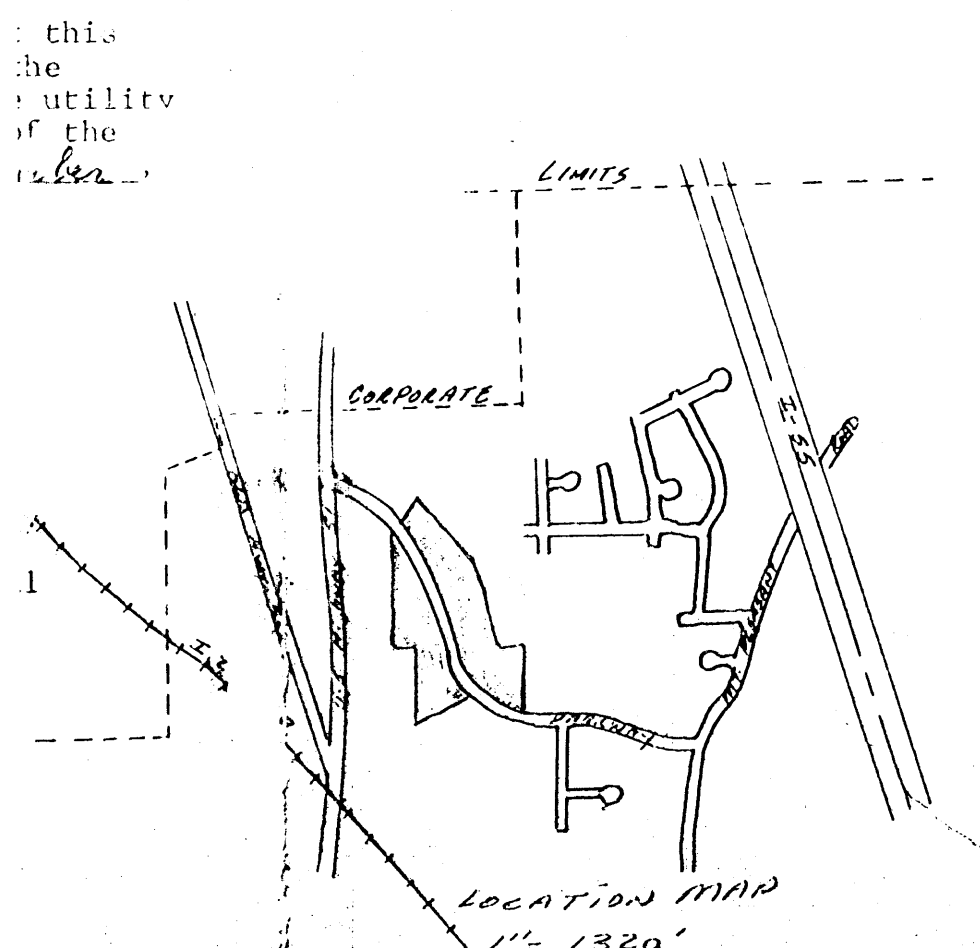
STATE OF MISSISSIPPI COUNTY OF DESOTO

I hereby certify that the subdivision plat shown hereon was filed for record in my office at 3:30 o'clock P. M. on the 19th day of November, 1983, and was immediately entered upon the proper index and duly recorded in Plat Book 1, page 51-52.

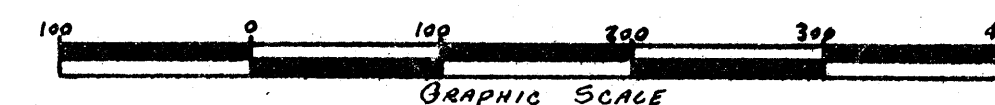
James L. Liley
Hernando City Clerk

I hereby certify that the subdivision plat shown hereon was filed for record in my office at 3:30 o'clock P. M. on the 19th day of November, 1983, and was immediately entered upon the proper index and duly recorded in Plat Book 26, page 51-52.

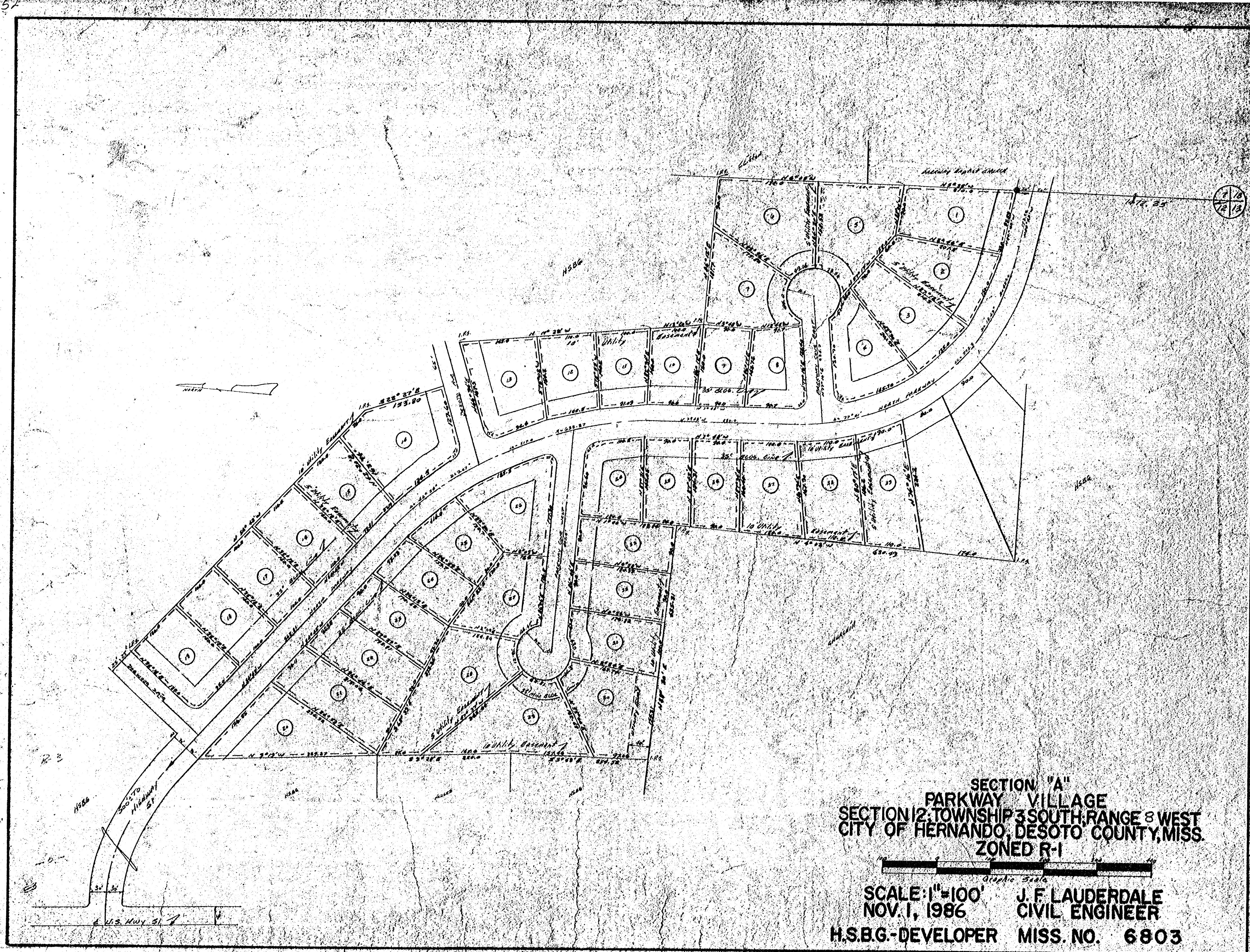
H. P. Ferguson
Chancery Court Clerk



SECTION "A"
PARKWAY VILLAGE
SECTION 12, TOWNSHIP 3 SOUTH, RANGE 8 WEST
CITY OF HERNANDO, DESOTO COUNTY, MISS.
ZONED R-1



SCALE: 1" = 100'
SEPT. 20, 1983
J.F. LAUDERDALE
CIVIL ENGINEER
MISS. NO. 6803
H. S. B. G. - DEVELOPER



SECTION "A"
 PARKWAY VILLAGE
 SECTION 12, TOWNSHIP 3 SOUTH, RANGE 8 WEST
 CITY OF HERNANDO, DESOTO COUNTY, MISS.
 ZONED R-1



SCALE: 1"=100'
 NOV. 1, 1986
 J. F. LAUDERDALE
 CIVIL ENGINEER
 H.S.B.G.-DEVELOPER MISS. NO. 6803